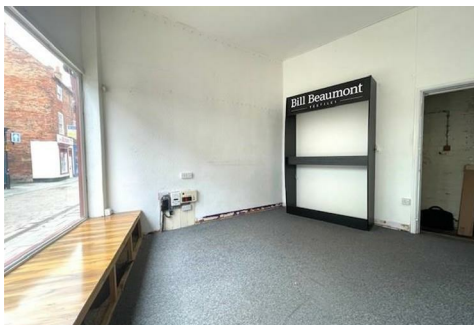




**13 Balderton Gate
Newark, NG24 1UE**

Offers In The Region Of £47,500

- GROUND FLOOR RETAIL UNIT WITH TRADITIONAL SHOP FRONT
- TOTAL GROSS FLOOR AREA OF APPROXIMATELY 191 SQUARE FEET (17.7M²)
- LOCATED JUST OFF CARTER GATE, ONE OF NEWARK'S MAIN RETAIL AREAS
- THE VENDOR ADVISES US THAT THIS PROPERTY WAS PREVIOUSLY RENTED OUT AT £525.00 PER CALENDAR MONTH
- SALES AREA AND ANCILLARY SPACE, PROVIDING WC AND HAND BASIN
- POSSIBILITY OF CREATING ADDITIONAL STORAGE TO THE AREA ABOVE
- WOULD SUIT INDEPENDENT RETAILER OR SATELLITE OFFICE FOR DISPLAY PURPOSES

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

As you enter Newark, take the third turning at Cattle Market roundabout onto Great North Road. Continue on here for approximately 0.5 miles. At the roundabout, take the first exit onto Bar Gate. Turn right onto Queen's Road. At the second roundabout, take the second exit onto Friary Road. Finally, turn right onto Balderton Gate.

ACCOMMODATION COMPRISES

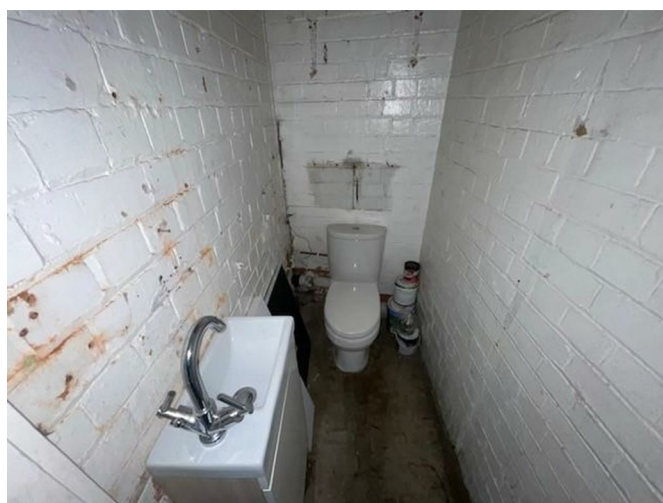
SALES AREA

11'10, narrowing to 10'3 (approx) x 11'7 into window, increasing to 14'4 at the door (3.61m narrowing to 3.12m (approx) x 3.53m into window increasing to 4.37m at the door).

Traditional retail frontage, with door and window to the pavement. Housing the electric meter and consumer unit.

REAR ANCILLIARY AREA

providing access to the WC and hand basin.



Although the premises are ground floor only, there may be the possibility of extending into the void above. This would be subject to any required planning and building regulation approval.

The property is currently not liable for business rates.

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS**

ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5830/15.9.25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

